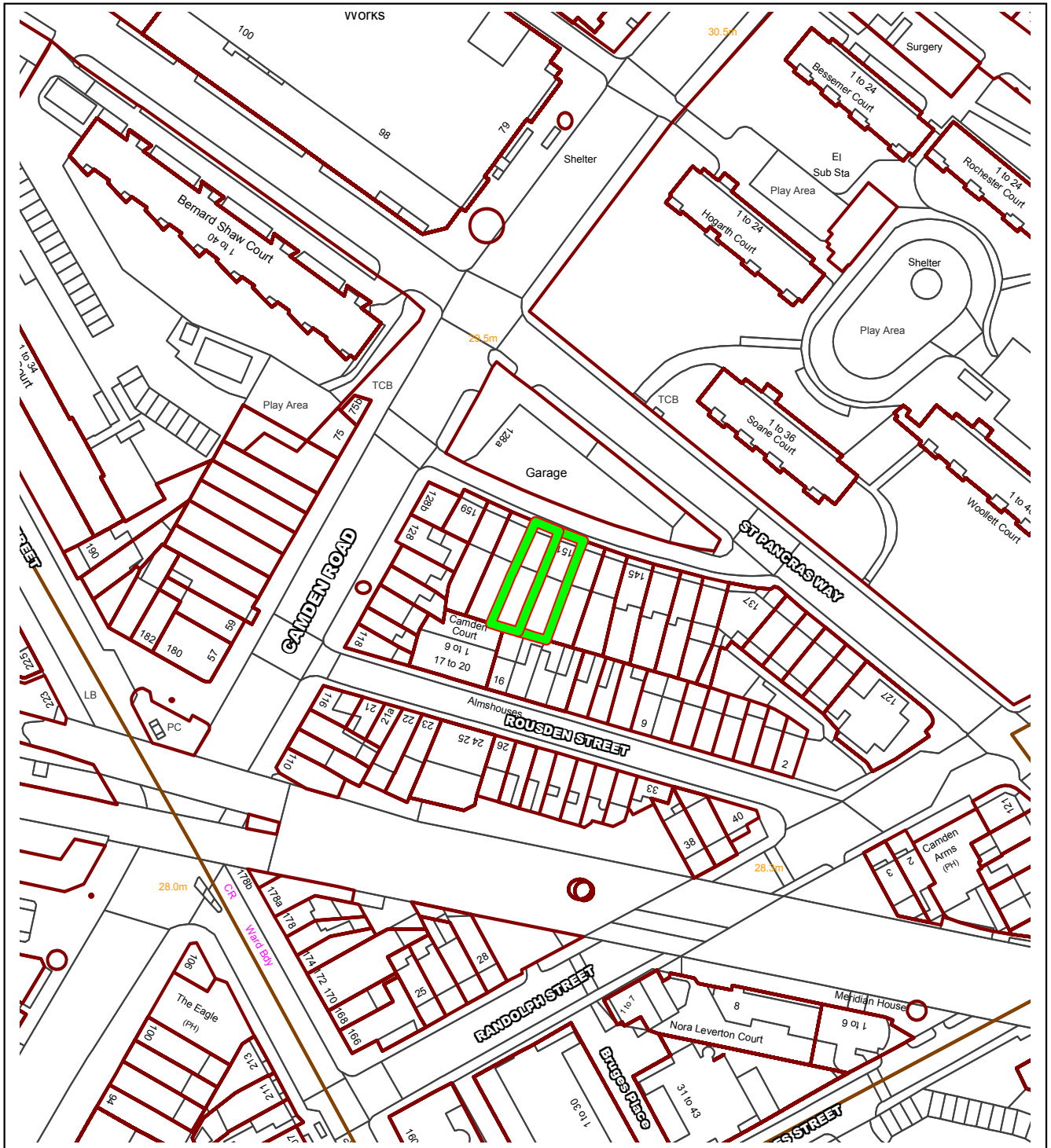


151-153 St Pancras Way- 2016/2246/P



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Photo 1: View of site looking west from St Pancras Way



Photo 2: View of Rear Elevation



Photo 3: View of existing terrace on St Pancras Way



Photo 4: View of rear elevation showing neighbouring property to the north



Photo 5: View of rear elevation showing neighbouring property to the south



Photo 6: Rear aerial view of the terrace – showing the property with the only roof that has not already had a mansard extension.

Delegated Report		Analysis sheet		Expiry Date:		14/07/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		16.6.16	
Officer				Application Number(s)			
Robert Lester				2016/2246/P			
Application Address				Drawing Numbers			
151-153 St Pancras Way London NW1 0SY				01 (Location Plan), 010 (Existing Floor Plans), 011 (Existing Elevations), 012 (Existing Sections), 020B (Proposed Floor Plans), 021C (Proposed Third Floor Plan), 022B (Proposed Elevations), 023A (Proposed Sections).			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a mansard roof extension with front dormer windows to provide a new 3 bedroom residential flat on 3 rd floor.							
Recommendation(s):		Grant Planning Permission Subject to Legal Agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	38	No. of responses	4	No. of objections	4
			No. Electronic	2		
Summary of consultation responses:	<ul style="list-style-type: none"> • Site notice placed – 25/05/2016 • Press Notice placed – 26/05/2016 <p><u>Local Representations</u></p> <p>4 responses were received from residents at numbers 5 Rochester Terrace, 147 A, 147B & 149 St Pancras Way, objecting on the following grounds:</p> <p><i>Design</i></p> <ul style="list-style-type: none"> • Contrary to the Council’s Guidance on roof extensions • The roof-line character of the 200-year row would be damaged by putting a wrapped flat box on top of No’s 151-153. The site is visible from Camden Road and rears of Randolph Street. Nos. 157 and 159 are statutorily listed grade II. <p><i>Construction Impact</i></p> <ul style="list-style-type: none"> • Increased noise, dust, debris, scaffolding, general disruption and vehicle parking during the construction period often outside the permitted hours impacting on amenity and ability to work from home in a peaceful environment. <p><i>Other Issues</i></p> <ul style="list-style-type: none"> • Potential rainwater leaking into the flats below. <p><i>Officer comment- See section 4 on design below- this is the only pair of properties left in the row which do not have a mansard roof extension. Construction nuisance will be dealt with by informative reminding developers of hours of working and a S106 requiring a CMP.</i></p>					
CAAC/Local groups* comments: *Please Specify	Camden Broadway CAAC – No response received.					

Site Description

The site is located at 151-153 St Pancras Way, Camden. The site contains a 4 storey mid-terraced Victorian property. The building has a stucco rendered ground floor façade, painted rendered upper floor façade, brick built rear elevation and a butterfly roof set behind a parapet. The site is located on a terrace running from 127-159 St Pancras Way and is the only property on the terrace without a

mansard roof. The property has been subdivided into flats and contains a communal amenity space to the rear of the site.

The site is located within the Camden Broadway Conservation Area. The site is considered to make a positive contribution to the Conservation Area. There is also a Grade II Listed Building located at 159 St Pancras Way to the west of the site.

Relevant History

- 9401137 - Alterations to the windows and window openings in association with the rebuilding of the rear wall - Granted - 14/04/1995.
- 2005/4641/P - Replacement of four windows with timber french doors to front elevation; replacement of two windows with a single casement window at rear of first floor flat – Granted - 20/01/2006.

Relevant policies

LDF Core Strategy 2010-2025

CS4 - Areas of more limited change
CS5 – Managing the impact of growth and development
CS6 – Providing quality homes
CS11 – Promoting sustainable and efficient travel
CS13 – Tackling climate change through promoting higher environmental standards
CS14 – Promoting high quality places and conserving our heritage
CS19 – Delivering and monitoring the Core Strategy

Development Policies 2010-2025

DP6 – Lifetime homes and wheelchair housing
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP18 – Parking standards and limiting the availability of car parking
DP20 – Movement of goods and materials
DP21 – Development connecting to the highway network
DP22 – Promoting sustainable design and construction
DP24 – Securing high quality design
DP25 – Conserving Camden’s Heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP28 – Noise and vibration
DP29 – Improving access

Camden Planning Guidance 1 Design
Camden Planning Guidance 2 Housing
Camden Planning Guidance 3 Sustainability
Camden Planning Guidance 6 Amenity
Camden Planning Guidance 8 Planning Obligations

Camden Broadway Conservation Area Appraisal and Management Strategy (2009)

The London Plan (2016)

The London Plan Housing Supplementary Planning Guidance (2016)

The NPPF (2012)

Assessment

1. Proposal

- 1.1. Erection of a mansard roof extension with front dormer windows to provide a new 3 bed residential flat at 3rd floor.
- 1.2. Amended plans were received on 11/07/2016 showing an amended design including a change of the rear elevation of the mansard to a pitched roof, a change in the materials on the rear elevation from bronze cladding to zinc cladding and the removal of the brick banding, the retention/reinstatement of parapets to the side and rear, amendment to the sash window design on the front elevation, a change to the internal layout to improve the stacking arrangement, and further information on acoustic insulation.

2. Main issues

- 2.1. The main issues are considered to be an assessment of the principle of the new housing, the design and visual impact of the extension, its amenity impact, the quality of the proposed housing standards, and associated transport issues.

3. Principle of Development

- 3.1. The proposal is for the erection of a mansard roof extension to provide a new 3 bed residential flat. The development would therefore increase housing supply in the borough which is welcomed in accordance with policy CS6 and London Plan Policy 3.3 and NPPF Para. 49.
- 3.2. Although the site is located in an area of more limited change, it is a highly accessible location close to Camden Town Centre and the proposed mansard extension would respect the character of the surroundings in accordance with policy CS4.
- 3.3. On the whole, the proposed development is considered to be acceptable in principle.

4. Design and Impact on heritage

- 4.1. The application proposes a mansard roof extension which would match the height and scale of the mansard roof extensions on neighbouring properties. It would have the form of a traditional mansard being set behind the existing parapet with a 70° pitch at the front and rear. At the front the mansard would be constructed with roof tiles to match neighbouring properties and would incorporate four small dormer sash windows which would be aligned with the windows below and would match the design of the existing property. The mansard would retain/reinstate the parapets at the sides and centre of the pitched roof. At the rear the proposed mansard roof extension would have a more contemporary asymmetrical window design and zinc cladding.
- 4.2. The site is the only building on the terrace at 127-159 St Pancras Way which does not have an existing mansard extension. Mansards are therefore considered to be an established form of roof addition on this terrace and the proposed mansard would be in keeping with the existing townscape. This is not a site where there is an unbroken run of valley roofs or a roof line that is largely unimpaired by alterations or extensions. The general principle of providing a mansard addition is therefore considered to be acceptable on this site in accordance with CPG 1 and the Conservation Area Appraisal and Management Plan.
- 4.3. The proposed mansard addition would largely adhere to a traditional mansard design in

compliance with the Council's Guidance in CPG 1. It would be set behind the existing parapets with a 70° pitch at the front and rear and would retain/reinstate the parapets at the sides and centre of the pitched roof. It would also be constructed from traditional materials and incorporate traditional sash dormer windows at the front. At the rear, the proposed mansard would have a more contemporary design with an asymmetrical window design and zinc cladding.

- 4.4. Although the proposed mansard would have a contemporary design at the rear it would still integrate well with the scale and form of the front part of the mansard and neighbouring mansards. The parapets at the sides and centre of the roof would also still be retained at the rear. The rear part of the site is not highly visible due to the surrounding terraces to the north and west. In addition the proposed zinc cladding and asymmetrical windows would result in a design which complements the Victorian character of the terrace.
- 4.5. The development would not impact on the setting of the Grade II Listed Building at 157-159 St Pancras Way to the north of the site. This is not an adjoining building and the front elevation of the proposed mansard would be consistent with the design of the mansards on the whole terrace including 157-159. The proposal is considered to preserve the character and appearance of the conservation area and the setting of adjoining listed buildings. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013
- 4.6. Overall, it is considered that the proposed mansard addition would be in-keeping with the established character of the terrace where mansard additions are common. It would also have a sympathetic traditional design at the front and a contemporary design to the rear, all of which would result in a high standard of design that respects local context and character, and preserves and enhances the conservation area and nearby listed buildings in accordance with policies CS14, DP24 and DP25.

5. Amenity Impact

- 5.1. The development would be constructed at roof level and would not therefore impact on the amenity of neighbours by reason of overshadowing, loss of outlook, loss of daylight or sunlight or increased overlooking in accordance with policy DP26.
- 5.2. The development would provide a new residential flat in the new third floor level above the existing residential flat at second floor level. The amended internal layout would still result in some stacking conflicts including the proposed kitchen which would be partly above a second floor bedroom. However, details of proposed new floor/ceiling acoustic insulation to 10db over Building Regulations to prevent noise disturbance would be subject to a planning condition.

6. Housing Standards

- 6.1. The proposed 3 bedroom / 4 person flat would have an internal floor area of 74 sq.m in accordance with the National Described Space Standards. The proposed new flat would have an internal floor to ceiling height of 2.55m in accordance with the London Plan Housing SPG. The internal layout of the proposed flat would be satisfactory in other respects with adequate sized rooms, access corridor, storage space and provision of daylight and sunlight. The development would not provide private amenity space but the proposed new flat would have access to the existing large communal rear garden at ground floor level. Overall, it is considered that the proposed new flat would provide an adequate standard of accommodation in accordance with the Council's CPG2, The London Plan

Housing SPG and National Described Space Standards.

7. Transport and Construction Issues

- 7.1. The site is located in a highly accessible and sustainable location with good access to public transport and cycle links in accordance with policy DP17. The site is also in a Controlled Parking Zone (CPZ) and the development would be car free. A legal agreement would be secured to remove the rights to car parking permits to park on local streets in accordance with policies CS11, CS19, DP18, DP19 and DP21.
- 7.2. The developer has stated that 2 covered, fully enclosed, secure and step-free cycle parking spaces would be provided in the communal rear garden. Details of the cycle parking facilities would need to comply with the guidance provided within CPG7 (Transport).
- 7.3. A Construction Management Plan (CMP) would also be secured to ensure that the impacts of the construction process are minimised in accordance with policies DP20 and DP21. The main considerations would be the impact of construction traffic and amenity issues (e.g. noise, vibration, air quality). A legal agreement would be required to secure the CMP.
- 7.4. The development would need to repair any damage to the highway which results from the development and therefore a £3000 financial contribution would need to be secured by legal agreement.

8. Conclusion

- 8.1. Overall, the proposed mansard is considered to have a suitable design which would harmonise well with the existing property and terrace. The proposed new residential flat would increase housing supply and provide good living conditions for future residents. The development would not impact on the amenity of neighbouring properties.

9. Recommendation

9.1. Grant Planning Permission Subject to Legal Agreement

- Car Free Housing.
- Construction Management Plan
- Highways Contribution (£3,000).

Disclaimer

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Whiteman Design
2A Cadogan Road
Surbiton
Surrey
KT6 4DL

Application Ref: **2016/2246/P**

21 July 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

151-153 St Pancras Way
London
NW1 0SY

Proposal:

Erection of a mansard roof extension with front dormer windows to provide an additional 3 bed residential flat at 3rd floor level.

Drawing Nos: 01 (Location Plan), 010 (Existing Floor Plans), 011 (Existing Elevations), 012 (Existing Sections), 020A (Proposed Floor Plans), 021B (Proposed Third Floor Plan), 022B (Proposed Elevations), 023A (Proposed Sections).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 01 (Location Plan), 010 (Existing Floor Plans), 011 (Existing Elevations), 012 (Existing Sections), 020B (Proposed Floor Plans), 021C (Proposed Third Floor Plan), 022B (Proposed Elevations), 023A (Proposed Sections).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the use commences, sound insulation shall be provided between the second/third floors of the building to provide a minimum of 10db noise insulation above Building Regulations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate